



**DEVELOPMENT REVIEW BOARD**

**Agenda**

**ONLINE ZOOM MEETING**

**February 3, 2021**

- Jolene Wolfley..... DRB Chair
- Jeanne Wolfenbarger ..... Transportation
- Kris Cadena ..... Water Authority
- Ernest Armijo. ....Hydrology
- Carl Garcia.....Code Enforcement
- Cheryl Somerfeldt.....Parks and Rec

*Angela Gomez ~ DRB Hearing Monitor*

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**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

**NOTE:** CLICK ON THE BLUE HIGHLIGHTED LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

**A. Call to Order: 9:00 A.M.**

**B. Changes and/or Additions to the Agenda**

**C. Motion to amend the rules to allow a virtual meeting because of the public health emergency.**

**Remote Meeting Information:** <https://cabq.zoom.us/j/99481875907> (Place mouse over hyperlink, right-click, choose "open hyperlink")

**D. Meeting ID: 994 8187 5907**

By phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/j/99481875907>

**MAJOR CASES**

- 1. [\*\*PR-2020-004683\*\*](#)  
[\*\*SI-2021-00029\*\*](#) – SITE PLAN

**CONSENSUS PLANNING** agent(s) for **REMBE COURTYARDS LLC** request(s) the aforementioned action(s) for all or a portion of: **NORTH 5 FEET LOT 18, LOTS 19-21 & 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS ADDITION** zoned MX-M located at **2720 CENTRAL/109 VASSAR** between **PRINCETON DR/CENTRAL AVE** and **VASSAR DR/SILVER AVE**, containing approximately 1.01 acre(s). (K-16)

**PROPERTY OWNERS:** REMBE COURTYARDS LLC

**REQUEST:** 6 STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING 108 DWELLING UNITS. EXISTING COMMERCIAL BUILDING FRONTING CENTRAL AVE TO REMAIN.

**\*\* TO BE HEARD FEBRUARY 10<sup>TH</sup>, 2021.**

2. [PR-2020-004812](#)  
**SD-2020-00220** – VACATION OF RIGHT-OF-WAY
- TIM NISLY request(s) the aforementioned action(s) for all or a portion of: **ALLEY ADJACENT TO LOT 12, BLOCK 6 BELMONT PLACE LOT 12 & LOT 13 & 14** zoned R-1B, located **SOUTH OF FREEMAN between 5<sup>TH</sup> ST and 6<sup>TH</sup> ST**, containing approximately .03 acre(s). (G-14)
- PROPERTY OWNERS:** TIM NISLY  
**REQUEST:** VACATE UNUSED ACCESS EASEMENT
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3. [PR-2019-003169](#)  
**SD-2020-00115** – PRELIMINARY PLAT  
**VA-2020-00192** – TEMPORARY DEFERRAL OF SIDEWALK  
*(Sketch Plat 12/18/19)*
- RON HENSLEY/THE GROUP agent(s) for **CLEARBOOK INVESTMENTS INC.** request(s) the aforementioned action(s) for all or a portion of: **01 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W**, zoned MX-M, located at **SAGE RD between COORS and 75<sup>TH</sup> ST**, containing approximately 9.56 acre(s). (L-10)[*Deferred from 7/22/20, 8/5/20, 9/2/20, 9/30/20, 11/18/20, 12/9/20*]
- PROPERTY OWNERS:** CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT  
**REQUEST:** SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL
- \*\*AGENT REQUESTS DEFERRAL TO APRIL 7<sup>TH</sup>, 2021.**
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4. [PR-2020-003441](#)  
**SD-2020-00187** – VACATION OF PUBLIC RIGHT-OF-WAY
- RIO GRANDE ENGINEERING/DAVID SOULE agent(s) for **FORTUNADA LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 7 BLOCK 13, VOLCANO CLIFFS UNIT 3** zoned MX-T located on **ATRISCO between MOJAVE and SANTA DOMINGO**, containing approximately 1.0 acre(s). (C-18)[*Deferred from 1/6/21*]
- PROPERTY OWNERS:** FORTUNADA LLC  
**REQUEST:** VACATION OF PUBLIC RIGHT-OF-WAY
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5. [PR-2020-004820](#)  
**(1003119)**  
**SI-2020-001468** – SITE PLAN
- CONSENSUS PLANNING INC. agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40**, containing approximately 5.043 acre(s). (K-21)[*Deferred from 1/13/21*]
- PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  
**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE
- \*\*AGENT REQUESTS DEFERRAL TO FEBRUARY 24<sup>TH</sup>, 2021.**
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6. [PR-2020-004708](#)  
[SI-2020-001411](#) – SITE PLAN
- JESSICA LAWLIS, DEKKER/PERICH/SABATINI agent(s) for JUSTIN BAIARDO, EXECUTIVE DIRECTOR EXPLORE ACADEMY request(s) the aforementioned action(s) for all or a portion of: **3-C REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II** zoned NR-BP located at **6600 GULTON CT NE**, containing approximately 10.0 acre(s). (E-17)[*Deferred from 1/6/21, 1/27/21*]
- PROPERTY OWNERS:** ARTEZ 6600 GULTON LLC  
**REQUEST:** THE PHASED RENOVATION OF THE EXISTING FACILITY TO ACCOMMODATE A SCHOOL, INCLUDING THE CONSTRUCTION OF A NEW GYM TOTALING APPROX 17,000 SQ FT.
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7. [PR-2020-004138](#)  
[SD-2020-00225](#) – PRELIMINARY PLAT
- HUITT-ZOLLARS, INC. agent(s) for MDS INVESTORS LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A-5, TRACT A-4, TRACT A-1-A-4 & TRACT A-1-A-3, MESA DEL SOL INNOVATION PARK**, zoned PC, located on **BOBBY FOSTER**, containing approximately 55 acre(s). (R-15 & R-16)[*Deferred from 1/20/21, 1/27/21*]
- PROPERTY OWNERS:** MDS INVESTORS LLC  
**REQUEST:** PRELIMINARY PLAT
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8. [PR-2020-004771](#)  
[SD-2020-00211](#) – VACATION OF PUBLIC RIGHT-OF-WAY
- CSI – CARTESIAN SURVEYS INC. agent(s) for HOMEWISE request(s) the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION** zoned MX-L located at **1407 4<sup>th</sup> ST SW between BELL AVE SW and BARELAS RD SW**, containing approximately 0.0068 acre(s). (L-14)[*Deferred from 1/6/21*]
- PROPERTY OWNERS:** HOPE GLORIA CULLEY  
**REQUEST:** VACATE PORTION OF BELL AVE TO THE NE CONER OF LOT 1 BLOCK 1, GUTIERREZ AVE
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### **MINOR CASES**

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9. [PR-2020-004771](#)  
[VA-2021-00017](#) – WAIVER TO IDO
- CSI – CARTESIAN SURVEY'S INC. agent(s) for HOMEWISE, INC. request(s) the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION**, zoned MX-L, located at **1407 4<sup>TH</sup> ST SW between BELL AVE SW and BARELAS RD SW**, containing approximately 0.0068 acre(s). (L-14)
- PROPERTY OWNERS:** HOMEWISE INC  
**REQUEST:** SIDEWALK WAIVER (PLACEMENT ALONG BELL AVE AND WIDTH REQUIREMENTS ALONG BARELAS)
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10. [PR-2019-002765](#)  
[VA-2021-00010](#) – SIDEWALK WAIVER
- CSI – CARTESIAN SURVEY'S INC. agent(s) for RED SHAMROCK 4, LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 9, COORS PAVILION**, zoned NR-C, located at **5801 ST JOSEPHS DR NW**, containing approximately 14.1982 acre(s). (G-11)
- PROPERTY OWNERS:** RED SHAMROCK 4, LLC  
**REQUEST:** WAIVER FROM SIDEWALK REQUIREMENTS UNTIL DEVELOPMENT OF SUBDIVIDED LOTS 8 & 9 OF COORS PAVILION, LOT BY LOT, BEGINS
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11. [PR-2019-002765](#)  
[SD-2020-00218](#) – PRELIMINARY/FINAL PLAT
- RED SHAMROCK request(s) the aforementioned action(s) for all or a portion of: **LOTS 8A, 8B, 9A, 9B, 9C**, zoned NR-C, located on **ST. JOSEPHS DR NW between ATRISCO DR NW and COORD BLVD NW**, containing approximately 14.5 acre(s). (G-11)*{Deferred from 12/16/20, 1/6/21, 1/27/21}*
- PROPERTY OWNERS:** RED SHAMROCK  
**REQUEST:** SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS
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12. [PR-2019-002976](#)  
[SD-2020-00210](#) – PRELIMINARY/FINAL PLAT  
[VA-2020-00447](#) – SIDEWALK WAIVER  
*(Sketch plat 10/23/19)*
- CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMIJO request(s) the aforementioned action(s) for all or a portion of: **LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR** zoned R-1D, located at **17400 HILLDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) *{Deferred from 12/9/2, 1/13/210, 1/27/21}*
- PROPERTY OWNERS:** BEELING ARMIJO  
**REQUEST:** SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
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13. [PR-2021-004984](#)  
[SD-2021-00016](#) – PRELIMINARY/FINAL PLAT  
[SD-2021-00012](#) – WAIVER TO IDO
- CSI – CARTESIAN SURVEY'S INC. agent(s) for HOMEWISE request(s) the aforementioned action(s) for all or a portion of: **BLOCK C-1-A, SILVER TOWNHOMES**, zoned MX-FB-ID, located at **300 TITANIUM ST SW between 2<sup>ND</sup> ST and SILVER AVE SW**, containing approximately 0.1407 acre(s). (K-14)
- PROPERTY OWNERS:** HOMEWISE INC.  
**REQUEST:** CREATE 8 NEW LOTS AND 1 NEW TRACT FROM ONE EXISTING BLOCK
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14. [PR-2019-002293](#)  
SD-2021-00017 – PRELIMINARY/FINAL PLAT  
VA-2021-00015 – WAIVER TO IDO  
*(Sketch Plat 11/18/20)*
- CSI – CARTESIAN SURVEY’S INC agent(s) for **HOMEWISE** request(s) the aforementioned action(s) for all or a portion of: **BLOCK A-1-A, SILVER TOWNHOMES**, zoned MX-FB-ID, located at **301 PLATINUM between 3<sup>rd</sup> ST SW and SILVER AVE SW**, containing approximately 0.1421 acre(s). (K-14)
- PROPERTY OWNERS:** HOMEWISE INC.  
**REQUEST:** TO CREATE 8 NEW LOTS AND ONE NEW TRACT FROM ONE EXISTING BLOCK
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15. [PR-2020-004433](#)  
VA-2021-00016 - WAIVER TO DPM
- COMMUNITY SCIENCES CORPORATION** agent(s) for **LEMAR ROGERS** request(s) the aforementioned action(s) for all or a portion of: **LOTS 29 & 30 BLOCK 5, VOLCANO CLIFFS**, zoned R-1D, located at **8032 VICTORIA DR NW**, containing approximately 0.4523 acre(s). (E-10)
- PROPERTY OWNERS:** LEMAR AND JULIANNA RODGERS  
**REQUEST:** TO ALLOW EXITING 4 FOOT SIDEWALK RATHER THAN ORDINANCE REQUIRED 5 FOOT WIDTH
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16. [PR-2020-004433](#)  
SD-2021-00011 – PRELIMINARY/FINAL PLAT  
*(Sketch Plat 9/23/20)*
- COMMUNITY SCIENCES CORPORATION** agent(s) for **LEMAR C. ROGERS** request(s) the aforementioned action(s) for all or a portion of: **LOTS 29 & 30**, zoned R-1, located on **VICTORIA DRIVE NW between RIMROCK PL and SHIPROCK PL NW**, containing approximately 0.5178 acre(s). (E-10)*[Deferred from 1/20/21]*
- PROPERTY OWNERS:** LEMAR C. ROGERS  
**REQUEST:** MINOR SUBDIVISION PLAT COMBINING TWO EXISTING LOTS INTO ONE NEW LOT
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17. [PR-2019-002738](#)  
SD-2021-00018 - PRELIMINARY/FINAL PLAT  
*(Sketch Plat 10/14/20)*
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **MCDONALD’S REAL ESTATE COMPANY** request(s) the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18)
- PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY  
**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

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**SKETCH PLAT**

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18. [PR-2021-004985](#)  
PS-2021-00016 - SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **BETH BROWNELL** request(s) the aforementioned action(s) for all or a portion of: **H-3A-1 & H-4A-1, BLOCK 2, STRONGHURST ADDITION** zoned R-1D, located on **ARNO ST between CLAREMONT AVE and COMMERCIAL ST**, containing approximately 0.4082 acre(s). (H-15)

PROPERTY OWNERS: BROWNELL L BETH TRUSTEE

REQUEST: LOT CONSOLIDATION OF 2 LOTS INTO 1 LOT, VACATION OF EXISTING PRIVATE UTILITY AND ROAD EASEMENT

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19. [PR-2019-002309](#)  
PS-2021-00014 - SKETCH PLAT

**CONSENSUS PLANNING** agent(s) for **BUTTERFLY HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of LOT 1-A, LA MIRADA SUBDIVISION, zoned MX-M, located at **4315 WYOMING between MONTGOMERY BLVD and LA MIRADA PL**, containing approximately 15.1894 acre(s). (G-19)

PROPERTY OWNERS: M & M CO

REQUEST: SUBDIVIDE EXISTING PARCEL INTO 8 PARCELS

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20. Other Matters:

21. ACTION SHEET MINUTES: January 27, 2021

ADJOURN